

Bountiful City
Administrative Committee Minutes
October 1, 2012
5:00 P.M.

Present: Acting Chairman – John Marc Knight; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Scott Holtry, and Recording Secretary - Darlene Baetz

Excused: Chairman – Aric Jensen and Assistant Planner – Julie Anderson

1. Acting Chairman Knight opened the meeting at 5:00 pm and all present introduced themselves.
2. Consider approval of minutes for September 24, 2012.

Mr. Badham made a motion to approve the minutes for September 24, 2012 as written. Mr. Cheney seconded the motion. Voting was 2-0 in favor with Acting Chairman Knight abstaining as he was not present at that meeting.

3. Consider a Variance for retaining walls in excess of 10' in height and disturbing ground over 30% at 27 S. Bountiful Blvd, Allen Clemons, applicant.

Mr. Allen Clemons was present. Scott Holtry presented the staff report.

The property is located in Residential Foothill R-F zone. The applicant is requesting a variance from §14-4-104.A to build on slopes over 30%, and from §14-4-117.D.7 to build a retaining wall exceeding 15 ft. in distance from the structure. The plans submitted show a maximum distance of 25 ft. in length from the retaining wall to the structure. The plans also show the height of the retaining wall to be no more than 8-9 ft. The footprint of the retaining wall shows that the hillside behind the home will be disturbed in the construction process as much as 20 ft. into the slope that is over 30%. According to the aerial view adjacent properties have constructed similar retaining walls that have exceeded the maximum 15 ft. in length distance from the structure, and are all built in an area that is over 30% in slope.

Staff recommends approval of the variance based on compliance with all 5 conditions outlined in Utah State Code regarding variances.

Acting Chairman Knight opened the Public Hearing at 5:04 and closed the Public Hearing at 5:06 without comment.

Mr. Cheney verified the placement of the wall with Mr. Clemons. Mr. Clemons agreed with the suggestion of the change in the wall placement.

Mr. Cheney made a motion to approve the Variance to disturb slopes over 30% with the provision that walls shall not exceed 10 ft. in height, based on the changes discussed and shown on the redlined site plan. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

4. Consider a Lot Line Adjustment at 1714 East Ridge Point Dr. and 1775 East Stone Ridge Dr., Kevin and Camey Hadlock, and Douglas Carlton Hewitt, Sr., applicants.

The applicants are applying for a Lot Line Adjustment between their properties. All properties are located in the R-F single-family-foothill residential zone.

No new lots are being created in this transfer, so an amended subdivision plat is not necessary. The amended properties will still conform to the setbacks and lot sizes for this zone, as set forth in the City's Land Use Ordinance. No easements will be effected on either property.

Based on findings, Staff recommends approval of the lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with the County.

Mr. Badham made a motion to approve the Lot Line Adjustment at 1714 E. Ridge Point Dr. and 1775 E. Stone Ridge Dr., Kevin and Camey Hadlock and Douglas Carlton Hewitt, Sr., applicants, per the findings and recommendations of staff, with the understanding that the existing 14' easement will be entirely on Lot 109. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

5. Consider an approval of a Conditional Use Permit letter, in written form, for a home occupation Lawn Care business at 174 E. 470 N., John R. Hess, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit letter, in written form, for a home occupation Lawn Care business at 174 E. 470 N., John R. Hess, applicant, as written. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

6. Acting Chairman Knight ascertained there were no other items to discuss. The meeting was adjourned at 5:31 pm.